



Ashburton District Council

AGENDA

A **MEETING** of the **ENVIRONMENTAL SERVICES COMMITTEE** will be held as follows:

Date: Thursday 11 June 2009

Time: 1.30 pm

Venue: Council Chamber
5 Baring Square West
Ashburton

B LESTER
Chief Executive

MEMBERS:

Cr R J Kilworth (Chairman)
Cr R C Beavan
Cr I J Burgess
Cr J A Kingsbury
Cr L J Leadley
Cr P W Reveley
Cr J Sparks
Cr B A Tasker
Mayor M B O'Malley (ex officio)

AGENDA

| | Page |
|---|-----------|
| 1 APOLOGIES | |
| 2 NOTIFICATION OF EXTRAORDINARY BUSINESS | |
| 3 CONFIRMATION OF MINUTES – – Environmental Services Committee – 30/04/09 | 1 |
| 4 MATTERS ARISING | |
| ACTIVITY REPORTS | |
| 5 5.1 Building Services | 6 |
| 5.2 Planning | 7 |
| 5.3 Regulatory | 8 |
| 6. BUSINESS TRANSACTED WITH THE PUBLIC EXCLUDED | |
| Confirmation of minutes – 30/04/9 | 31 |
| Section 7(2)(f) Maintain the effective conduct of public affairs | |

5 June 2009

ASHBURTON DISTRICT COUNCIL REPORT

FILE NO: 3/6/1
DATE: 11 June 2009
REPORT TO: Environmental Services Committee [EXTRAORDINARY BUSINESS]
FROM: Building Services Manager
SUBJECT: Potential Deficit Building Account 2009 / 2010 Year

BUILDING INSPECTION FEES

1. SUMMARY

The Finance Manager has asked for a change to the fees & charges for the Building activity to avoid a potential deficit. The charging regime for building inspections has been identified as the most appropriate area to recover this shortfall of approximately \$100,000.

2. RECOMMENDATION

| |
|--|
| <p>“1. That the report be received. 2. That Option 1 of this report be adopted as the charging regime for Building Inspections.”</p> |
|--|

3. BACKGROUND

Declining building consent applications have produced a projected funding shortfall in the Building Services Department in the 2009 / 2010 year. Inspection fees have not been adjusted in the last two (2) years to accommodate the rising costs of performing building inspections. There is a need for the fee charging regime for building inspections to be reviewed with an emphasis on recovery of costs associated with building inspections and relative to time and vehicle costs. Currently all inspections are charged at \$100 without consideration of travel or time required to get to the site of the inspection. In keeping with the philosophy of user pays, the preferred option (Option 1) being proposed is that a graduated inspection fee be introduced incorporating a travel surcharge. The Inspections will be charged according to their distance from the Council building in increments of twenty (20) kilometres.

4. STATUTORY IMPLICATIONS

The Local Government Act 2002 requires transparency of the Council in financial management, the proposed fee adjustment will achieve the rating input proposed in the current Long Term Council Community Plan that has been consulted on and reduce the risk of greater input should a deficit occur.

5. OPTIONS AND RISKS CONSIDERED

There are three main options:

1. Inspections will be charged according to their distance from the Council building in increments of twenty (20) kilometres. Currently all inspections are charged at \$100 without consideration of travel or time required to get to the site of the inspection.

New fees for inspections will be \$110 for sites within a twenty (20) kilometre radius, \$120 to a forty (40) kilometre radius and \$140 for sites beyond forty (40) kilometres. This will provide for a proportionate recovery of travel associated costs for inspections. This option will require additional layers be added to the current GIS system to identify the “zones” clearly. There may be some confusion to properties located on the boundary of a radius line which will require an assessment on an individual basis.

2. Costs can be recovered using the vehicle charge out rate of \$1.00 per km as currently set out in the Council’s Schedule of Fees and Charges. Building officials would be required to track mileage to each individual site and the customer would then be billed at the end of the project with a “top up” invoice to cover additional costs.
3. All inspection fees are raised to the cost of \$120 for all inspections in all areas. This would be the least complicated option to implement, and proposes a great deal of transparency.

6. STRATEGIC LINKS

Outcome 1: A thriving and diverse local economy that provides the foundation for a quality lifestyle

7. CONSULTATION

Consultation has not been undertaken specifically on this matter through the LTCCP. The Local Government Act 2002 requires transparency of the council in financial management, the proposed fee adjustment will achieve the rating input proposed in the current Long Term Council Community Plan that has been consulted on and reduce the risk of greater input should a deficit occur.

8. FINANCIAL IMPLICATIONS

It is intended that a decision will be made that will enable the Building Services Department accounts to be balanced.

Prepared By

M FIELDS

Building Services Manager

Approved By

J McKENZIE

Environmental Services Manager

5. ACTIVITY REPORTS

5.1 BUILDING SERVICES

5.1.1 Building Consents

The number of building consents issued during May was 72. This is a decrease of 81 Building Consents from the same month in the previous year. This reflects a decrease of approximately 28% in building consent applications received as compared to the same month of the previous year. The current trends have shown an over all decline of approximately 22% from the previous 12 month period.

Building consent data and activity graphs are attached.

Pages 11-18

5.1.2 Building Services Information Meetings

In the Department's effort to keep local tradesmen current with changes in the industry, two events were hosted during May. Our first Plumbers night was attended by about 45 local tradesmen on 12 May. The night was co-sponsored by the Ashburton District Council and Plumbing World and was a chance for tradesmen to get information on changes and updates. Peter Gallagher, a specialist plumbing and drainage inspector from the Timaru District Council, provided additional technical support. A number of tradesmen work in both districts and it was an advantage to have input from Mr. Gallagher.

On 14 May the Council held an informational meeting for all builders, designers and suppliers to get information out regarding changes to the GIB Bracing Systems. Dale Merson from GIB came from Auckland and gave a presentation outlining the changes to their systems and provide the latest technical literature. The meeting was attended by 40 people and was well received.

5.1.3 Building Consent Processing Times

Currently Building Consent Applications being processed within the statutory timeframe is 77%. Improvements continue being made in processing times with the help of outside contractors. Staffing issues caused a decline in productivity which had the effect of slowing our processing times. Job descriptions are currently being prepared for a Building Official and Administration Staff for the purposes of advertising for additional staff.

5.1.4 Inspection Times

Requests for building inspections are available in 1-2 days. This is within acceptable levels, and shows a slight slowing in the demand for inspections. Building Officials are now able to complete their work without the need for additional hours being worked.

5.1.5 Financial Report

Variance comments for the month are to be circulated.

5.2 PLANNING

5.2.1 G & A McPhail Private Plan Change, (Trevors Road Subdivision of Rural A Land)

Submissions close on Friday 5 June 2009, at the time of writing this report only three submissions have been received. The next step will be the preparation of a Summary of Submissions Received so that further Submissions can be invited.

5.2.2 Proposed Ashburton Art Gallery & Museum

Submissions close on Friday 12 June 2009, at the time of writing this report three submissions have been received. A hearing date in late July 2009 is likely depending on availability of an Independent Hearing Commissioner.

5.2.3 Ashburton Aquatic Park Charitable Trust Private Plan Change – Lake Hood

The hearing before an Independent Hearing Commissioner is scheduled for 9th June 2009 in this matter.

5.2.4 Senior District Planner Vacancy

Applications close on 3 June 2009 for this vacancy and those applications are yet to be assessed.

5.2.5 District Plan Review – Workshops

The next workshop on the District Plan Review will take place on 16 June 2009, the topic will be the Business Zones, plus the Noise & Transport provisions.

5.2.6 Resource Consents to Hand

The Methven Trotting Club has submitted a subdivision consent application for the first of five stages of subdivision that were provided for in their recent private Plan Change.

5.2.7 District Plan Review – Te Runanga O Arowhenua

Representatives from the Marae visited the Council offices on 21 May 2009 for consultation on the content of the District Plan. There will be ongoing dialogue with these representatives during the preparation of a Proposed District Plan.

5.2.8 Areas of Significant Natural Values – Group II Plan Change

Michael Singleton has been working on this project which relates to appeals on the current District Plan which were settled by an Environment Court Consent Order in which the Council committed to reviewing the natural values of sites subject to the appeals, (labelled Group II sites). A consulting Ecologist has now assessed all of the Group II sites that are not affected by Tenure Review; Consultation with Land Occupiers has been concluded in a very positive manner and soon the documentation for a Plan Change will be presented to the Environmental Services Committee for acceptance and initiation of the Plan Change process. Consultation with Stakeholder groups is currently being undertaken.

5.2.9 Land Use and Subdivision Consents

Pages 19-23

5.3 REGULATORY

5.3.1 Staff

- Leanne Copland attended a one week Animal Control Officers Course.
- Charlotte Spilman attended an Investigations Course.
- Alison Batcheler attended an ALAC conference.

5.3.2 Meetings

During the reporting period meetings were held with:

- The Canterbury Food Act Cluster Group in Christchurch.
- The Periodic Detention Department regarding illegal dumping clean up strategies.
- Medical Officer of Health EHO/HPO group.

5.3.3 Environmental Health

• Food safety

Fifty-seven food premises have been inspected by Council EHOs, 17 by the Council Contractor. Most premises were found to be excellent or good, further assistance will be given to those businesses not performing adequately.

One new food premises was licensed for operation.

The requirements for registration under the new Food Act (through the NZ Food Safety Authority (NZFSA) Voluntary Implementation Programme) will be introduced to eligible food businesses in Ashburton in July. A number of businesses have already indicated their interest and both EHOs have undergone the relevant Auditor training. NZFSA will assist in the introduction of the Programme to businesses.

• Nuisances

- A total of 66 noise complaints were received, 13 noise directions were issued and 2 stereos seized.
- Two rooster complaints were investigated and resolved.
- Two odour complaints were investigated and discounted.

• Funeral Parlour

The funeral parlour was inspected and found to be in good order.

• Disease

During the reporting period the following disease notifications were made from Ashburton to the District Health Board:

| Disease | Number |
|--------------------|--------|
| Campylobacteriosis | 3 |
| Giardiasis | 1 |
| Pertussis | 2 |
| Salmonellosis | 4 |
| Cryptosporidium | 2 |

No notifications were passed on to Ashburton District Council for further investigation, hence it is assumed that no cases were found to be related and considered to be outbreaks.

- **Insanitary Dwellings**

Two reports of insanitary dwellings were investigated. One dwelling has been declared insanitary, the other investigation is ongoing.

5.3.4 Water and Wastewater Monitoring

Sampling indicates that good results have been achieved across all public and monitored private drinking water supplies in the District.

Monthly waste water monitoring is on target with no concerns reported.

5.3.5 General Inspections

In the reporting period, the following activities have been undertaken:

- 9 building warrant of fitness audits.
- 11 litter infringements were served.
- 9 complaints of littering/illegal dumping were received. 7 investigations of illegal dumping activities were carried out and 11 Infringement Notices issued.
- 3 Planning matters, all investigations into unconsented activities.

Overhanging trees in various areas of Ashburton are being reported. These are mostly evergreen trees that hold water when it is raining which lowers the branches. Notices are sent as required and compliance is generally good.

5.3.6 Trade Waste

The following is reported:

- Classification of premises/dischargers has been completed with final numbers being 341 permitted and 37 conditional - this number may change slightly.
- Application packs for conditional dischargers are being prepared.
- Development of the PROCLAIM computer package is progressing.
- Draft Inspection sheet specifications have been prepared for when site inspections commence.

5.3.7 Liquor Licensing

- Alison Batcheler attended the ALAC conference in Wellington.
- A meeting was held with Licensees from Methven to discuss Liquor issues. This was reported to be well supported and positive.
- A full report on licensing activities has been submitted to the DLA and this will be made available to the ES Committee once the DLA has made any comments.

5.3.8 Animal Control

- **Registration status**

Since the last meeting dogs unregistered from last year have been identified and registered. The annual breakdown is as follows:

| Category | Number |
|--|--------|
| Dogs registered in 2007/ 2008 | 5367 |
| New registrations | 1277 |
| Dogs re-registered from 2007/2008 | 5356 |
| 2007/ 2008 registered dogs not accounted for | 11 |
| Percentage re-registered in 2007/2008 | 99.8% |

There has been an influx of new registrations (136) especially from Methven following recent enforcement activities in that area. A recent targeted search in Rakaia found 5 dogs wandering, one of which was unregistered. In addition to the one infringement fine for failing to register a dog, all of the owners have been infringed for failure to keep a dog under control/confined.

- **Court Cases**

There are currently no dog cases going to court. Two owners who owned dogs that attacked have objected to their disqualification as dog owners; one case has been heard and the disqualification upheld, the other is being progressed.

- **Dog Control Act – Infringement Notices**

Twenty one infringement notices have been issued since the last meeting making a total of 251 since 1 July 2008.

- **Impounding**

Twenty three dogs have been impounded since the last meeting.

- **Rehoming**

Two dogs have been rehomed direct to new owners.
One dog has been humanely destroyed.

- **Dog and stock control report**

The report for April 2009 is attached.

Pages 24-27

J McKENZIE
Environmental Services Manager